

169.0

0009

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

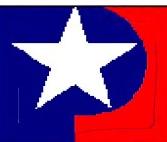
ARLINGTON

Total Card / Total Parcel

1,100,000 / 1,100,000

USE VALUE: 1,100,000 / 1,100,000

ASSESSED: 1,100,000 / 1,100,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		DOW AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BRUMMER GORDAN & TANA	
Owner 2:		
Owner 3:		
Street 1:	44 DOW AVE	
Street 2:		
Twn/City:	ARLINGTON	
StProv:	MA	Cntry:
Postal:	02476	Type:

**PREVIOUS OWNER**

Owner 1:	SOMIA LLC -	
Owner 2:	-	
Street 1:	4 LILLIAN LANE	
Twn/City:	ARLINGTON	
StProv:	MA	Cntry:
Postal:	02474	

**NARRATIVE DESCRIPTION**

This parcel contains 9,359 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2376 Square Feet, with 1 Unit, 2 Bathes, 1/2 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9359		Sq. Ft.	Site		0	70.	0.75	7									490,542						490,500	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							112283
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

**PREVIOUS ASSESSMENT**

Parcel ID 169.0-0009-0003.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,900	0	9,359.	490,500	724,400	724,400	Year End Roll	12/18/2019
2019	101	FV	193,300	0	9,359.	490,500	683,800	683,800	Year End Roll	1/3/2019
2018	101	FV	192,500	0	9,359.	413,500	606,000	606,000	Year End Roll	12/20/2017
2017	101	FV	192,500	0	9,359.	378,400	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	192,500	0	9,359.	322,400	514,900	514,900	Year End	1/4/2016
2015	101	FV	180,600	0	9,359.	280,300	460,900	460,900	Year End Roll	12/11/2014
2014	101	FV	180,600	0	9,359.	259,300	439,900	439,900	Year End Roll	12/16/2013
2013	101	FV	180,600	0	9,359.	246,700	427,300	427,300		12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SOMIA LLC,	1555-99		2/25/2020			1,185,000	No	No					
STRASSBERG DANI	1542-9	1	3/22/2019	Estate/Div		675,000	No	No		Ruth R Strassberg dod 9/8/1988			
	711-137		1/1/1901	Family			No	No					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	615	Addition	174,000	O				
3/27/2019	413	Foundati	15,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/25/2020	Permit Visit	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
7/31/2018	MEAS&NOTICE	CC	Chris C
10/14/2008	Meas/Inspect	189	PATRIOT
12/15/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	5 - Cape			Full Bath:	2	Rating:	Very Good	OF=BMT SINK.									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Very Good										
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	B+ - Good (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1959	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G21	Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	7	4					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	4.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	105.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.09191918			General:									
Electric:	3 - Typical			Const Adj.:	1.04989493												
Insulation:	3 - Typical			Adj \$ / SQ:	120.372												
Int vs Ext:	S			Other Features:	119834												
Heat Fuel:	2 - Gas			Grade Factor:	1.46												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	638885												
% Com Wall:				Depreciation:	29389												
				Depreciated Total:	609496												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 169.0-0009-0003.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								

**RESIDENTIAL GRID**

12	SFL FFL
36	
24	TQS FFL BMT
16	4 3 OFF
16	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,296	120.370	156,002						
BMT	Basement	864	36.110	31,200						
TQS	3/4 Story	648	120.370	78,001						
SFL	Second Floor	432	120.370	52,001						
OFF	Open Porch	12	46.200	554						
Net Sketched Area: 3,252				Total: 317,758						
Size Ad	2376	Gross Are	3468	FinArea	2376					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**